



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** October 9, 2014

**LAND USE NUMBER:** LUA14-001280, ECF, PP

**PROJECT NAME:** Dorhn Meadows Preliminary Plat

**PROJECT DESCRIPTION:** The applicant is requesting Hearing Examiner Preliminary Plat and Environmental (SEPA) review. Two parcels totaling 89,819 sf (2.06-acre) in the R8 zone are proposed to be subdivided into 9 residential lots with one critical areas tract and one storm water tract. Density would be 5.6 du/ac. Two existing homes would be demolished. Lot sizes range from 5,175 sf to 8,270 sf. Access to the lots would be through a new public street that dead ends at the west and is connected to Monterrey Pl NE. Critical areas include a Category 2 wetland and associated buffer and steep slopes. Both Monterrey Pl NE and the new public street would be improved with curb, gutter, planting strip, and sidewalk. Studies submitted include wetlands delineation, environmental checklist, drainage report and geotechnical report. A storm water drainage tract is proposed in the northwestern corner of the site.

**PROJECT LOCATION:** 3815 & 3767 Monterey Pl NE

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** September 19, 2014

**NOTICE OF COMPLETE APPLICATION:** October 9, 2014

**APPLICANT/PROJECT CONTACT PERSON:** Chad Allen, Encompass Engineering & Surveying/165 NE Juniper St., Ste 201/ Issaquah, WA 98027/ 425-392-0250/ callen@encompasses.net

**Permits/Review Requested:** Environmental (SEPA) Review, Preliminary Plat

**Other Permits which may be required:** Building, Construction and Fire Permits

**Requested Studies:** Drainage Report, Geotechnical Report, Landscape Analysis, Wetland Assessment

**Location where application may be reviewed:** Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

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If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Dorhn Meadows Preliminary Plat / LUA14-001280, ECF, PP

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

**PUBLIC HEARING:** Public hearing is tentatively scheduled for **December 9, 2014** before the Renton Hearing Examiner in Renton Council Chambers at 10:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

**CONSISTENCY OVERVIEW:**  
**Zoning/Land Use:** The subject site is designated **COMP-RSF** on the City of Renton Comprehensive Land Use Map and **R-8** on the City’s Zoning Map.

**Environmental Documents that Evaluate the Proposed Project:** Environmental (SEPA) Checklist

**Development Regulations Used For Project Mitigation:** The project will be subject to the City’s SEPA ordinance, **RMC Sections 4-2-110 Residential Dev Stnds; 4-4-030 Dev Guidelines and Regs; 4-6-060 Street Stnds; 4-7-080 Subdivision Procedures; 4-7-170 Residential Lots General Regs;** and other applicable codes and regulations as appropriate.

**Proposed Mitigation Measures:** The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- **Follow Geotechnical report recommendations for site development and foundation construction;**
- **Follow erosion control recommended measures**

Comments on the above application must be submitted in writing to Kris Sorensen, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 23, 2014. This matter is also tentatively scheduled for a public hearing on December 9, 2014, at 10:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

**CONTACT PERSON:** Kris Sorensen, Associate Planner; Tel: (425) 430-6593; Eml: ksorensen@rentonwa.gov

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

